

Caption in Compliance with D.N.J. LBR 9004-1(b)

CXE 23-029738  
LOGS Legal Group LLP  
14000 Commerce Parkway, Suite B  
Mount Laurel, NJ 08054  
(856) 793-3080  
Kathleen M. Magoon - 040682010  
Elizabeth L. Wassall - 023211995  
ATTORNEYS FOR LAKEVIEW LOAN SERVICING,  
LLC



Order Filed on December 15, 2023  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

In Re:

DAVID A. THOMAS, JR.,  
DEBTOR

Case No.: 21-16980-ABA

Judge: HONORABLE ANDREW B.  
ALTENBURG, JR.

Chapter: 13

### CONSENT ORDER RESOLVING CREDITOR'S CERTIFICATION OF DEFAULT

The relief set forth on the following pages, numbered two (2) through two (2) is hereby ORDERED.

**DATED: December 15, 2023**



Honorable Andrew B. Altenburg, Jr.  
United States Bankruptcy Court

This matter being opened to the Court by LOGS Legal Group LLP, Attorneys for Lakeview Loan Servicing, LLC, hereinafter "Secured Creditor", upon the filing of a Certification of Default for an Order Vacating Stay in a Chapter 13 Case for failure of the Debtor to make post-petition payments on a mortgage obligation, and due notice of said Certification having been given to the Trustee, the Debtor and the attorney for the Debtor, if any AND CONSENT OF THE PARTIES APPEARING HEREON and for good cause shown,

1. As of November 28, 2023, Debtor is delinquent in post-petition payments for the months of September 1, 2023 through October 1, 2023 in the amount of \$599.53 each, and November 1, 2023 in the amount of \$684.02, less a suspense balance of \$284.90, for a total post-petition delinquency amount of \$1,598.18 due to the Secured Creditor.
2. Debtor agrees to capitalize the post-petition delinquency of \$1,598.18, as outlined in Paragraph one (1) above, to be paid through the remaining Chapter 13 Plan. *The Trustee shall amend his/her records to reflect same and shall set up on the Trustee's ledger.* The Debtor shall file a Modified Plan within fourteen (14) days of entry of this Consent Order to fund this capitalization of post-petition arrears, *or the case will be dismissed upon motion of the Trustee, with notice to Debtor and Debtor's Counsel.*
3. Starting December 1, 2023, Debtor shall maintain all contractually due payments, which currently amount to \$684.02 monthly, directly to Secured Creditor.
4. Debtor shall reimburse Secured Creditor \$200.00 in attorney fees through their Chapter 13 Plan of Reorganization. *The Trustee shall amend his/her records to reflect same and shall set up on the Trustee's ledger.*
5. If the Debtor fails to make any payments detailed in this Consent Order within thirty (30) days of the date the payments are due, or if any of the funds paid fail to clear for insufficient funds or are dishonored for any reason, then the Secured Creditor may send Debtor and Debtor's Counsel a written notice of default of this Consent Order. If the default is not cured within ten (10) days of such notice, Secured Creditor may obtain an Order Vacating the Automatic Stay as to the Collateral by submitting a Certification of Default to the Bankruptcy Court, specifying the Debtor's failure to comply with this Consent Order, with a copy of any application, supporting certification, and proposed Order to be served on the Chapter 13 Standing Trustee, Debtor's Counsel and Debtor as required by the local bankruptcy rules.
6. In the event the instant bankruptcy proceeding is dismissed, discharged or converts, this Consent Order shall be terminated and have no further force or effect.

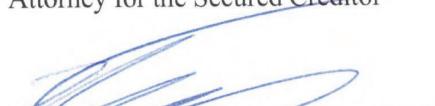
We hereby consent to the form, content,  
and entry of the within Order.

LOGS Legal Group LLP

/s/Elizabeth L. Wassall

Date: 12-13-2023

Elizabeth L. Wassall, Esquire  
Attorney for the Secured Creditor

  
Brad J. Sadek, Esquire  
Attorney for the Debtor

Date: 12/12/23

In re:  
David A Thomas, Jr.  
Debtor

Case No. 21-16980-ABA  
Chapter 13

District/off: 0312-1  
Date Rcvd: Dec 15, 2023

User: admin  
Form ID: pdf903

Page 1 of 2  
Total Noticed: 1

The following symbols are used throughout this certificate:

**Symbol** **Definition**

+ Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

**Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 17, 2023:**

<b>Recip ID</b>	<b>Recipient Name and Address</b>
db	+ David A Thomas, Jr., 13 Marcia Court, Sicklerville, NJ 08081-2018

TOTAL: 1

**Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.**  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

**I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Dec 17, 2023

Signature: /s/Gustava Winters

---

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 15, 2023 at the address(es) listed below:

<b>Name</b>	<b>Email Address</b>
Andrew B Finberg	ecfmail@standingtrustee.com
Brad J. Sadek	on behalf of Debtor David A Thomas Jr. bradsadek@gmail.com, bradsadek@gmail.com;sadek.bradj.r101013@notify.bestcase.com;jeanie@sadeklaw.com;service@sadeklaw.com
Charles G. Wohlrab	on behalf of Creditor Lakeview Loan Servicing LLC bkecf@friedmanvartolo.com, cwohrlab@ecf.courtdrive.com
Denise E. Carlon	on behalf of Creditor Lakeview Loan Servicing LLC dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Elizabeth L. Wassall	on behalf of Creditor Lakeview Loan Servicing LLC ewassall@logs.com, njbankruptcynotifications@logs.com;logsecf@logs.com

District/off: 0312-1

User: admin

Page 2 of 2

Date Rcvd: Dec 15, 2023

Form ID: pdf903

Total Noticed: 1

Sindi Mncina

on behalf of Creditor Lakeview Loan Servicing LLC smncina@raslg.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 7